



## **KINGS ROAD, MELTON MOWBRAY**

**Offers Over £325,000**

**Four Bedrooms**

**Freehold**



**SEMI-DETACHED HOUSE**

**PRIVATE WALLED REAR GARDEN**

**FOUR GOOD SIZED BEDROOMS**

**WALKING DISTANCE OF THE TOWN  
CENTRE**

**EDWARDIAN CHARACTER**

**MASTER ENSUITE**

**CLOSE TO LOCAL SCHOOLS**

**GOOD COMMUTER LINKS**

**COUNCIL TAX BAND A**

**01664 566258**

**info@middletons.uk.com**





Middletons are excited to offer this stunning Edwardian double fronted, semi-detached, four bedroom house. Retaining a wealth of original period features both internally and externally giving character throughout. Ideally placed within easy walking distance of Melton Mowbray town centre and local schools.

The accommodation on offer comprises; entrance hall, lounge, dining room, kitchen and utility room to the ground floor. Four good sized bedrooms, one en-suite and a family bathroom to the first floor. Outside the property benefits from a good sized, private walled garden to the rear.

**ENTRANCE HALL** 16' 6" x 5' 6" (5.04m x 1.68m) A

beautiful stained glass wood door with surrounding stain glass panels into the spacious entrance hall, spindle stair case leading to the first floor, radiator, Edwardian tiled flooring and pine wood doors off to;

**LOUNGE** 16' 1" x 11' 10" (4.92m x 3.63m) Nicely proportioned reception room having a single glazed sash bay window to the front aspect, radiator, feature open fireplace with tiled hearth and brass fender, picture rails and carpet flooring.

**DINING ROOM** 14' 0" x 12' 0" (4.27m x 3.67m) Having a single glazed sash bay window to the front aspect, radiator, feature art deco fireplace with gas fire, fitted shelving to the alcoves, picture rails, carpet flooring and opening through to the kitchen.

**KITCHEN/BREAKFAST ROOM** 12' 0" x 10' 10" (3.66m x 3.31m) Fitted with a range of modern base units with roll edge work surfaces, ceramic one and a half bowl sink and drainer, range cooker with extractor hood over, integrated dishwasher and fridge freezer. Original full height storage cupboards to the alcoves, single glazed sash window over looking the rear garden, radiator, red quarry tiled flooring and door to the rear lobby and utility room.

**REAR LOBBY** 5' 5" x 5' 0" (1.66m x 1.53m) Having a wood door to the rear garden, under stair storage cupboard, door to the hallway, quarry tiled flooring continuing through to the utility room.

**UTILITY ROOM** 9' 11" x 8' 9" (3.04m x 2.69m) Having a single glazed sash window to the rear aspect, work surface with stainless sink and drainer unit, space and plumbing for a washing machine, room for a tumble dryer and door to the walk-in pantry.

**PANTRY** 9' 5" x 5' 0" (2.88m x 1.53m) Large walk-in pantry with ample shelving and a window to the rear aspect.

**LANDING** Taking the stairs from the entrance hall to the first floor landing having a single glazed window to the rear aspect, loft hatch with pull down ladder to a large attic space. This has been fully boarded and insulated throughout and could create a master suite subject to planning.

**MASTER BEDROOM** 14' 5" x 12' 1" (4.4m x 3.69m) Having a secondary glazed sash bay window to the front aspect, three radiators, picture rails, carpet flooring and door to the ensuite shower room.

**ENSUITE** 7' 11" x 4' 6" (2.42m x 1.39m) Comprising of a shower cubicle, low flush WC, pedestal wash hand basin, radiator, obscure single glazed sash window, part tiled walls and carpet flooring.

**BEDROOM TWO** 16' 3" x 11' 11" (4.96m x 3.65m) Having a secondary glazed bay sash window to the front aspect, three radiators, feature cast iron fireplace, picture rails and carpet flooring.

**BEDROOM THREE** 10' 1" x 10' 2" (3.09m x 3.11m) Another good sized double having a single glazed sash window, radiator, feature cast iron fireplace, picture rails and varnished floor boards.

**BEDROOM FOUR** 10' 5" x 6' 1" (3.2m x 1.86m) A good sized single bedroom having a single glazed sash window to the side aspect, radiator, feature cast iron fireplace, picture rails and carpet flooring.

**BATHROOM** 10' 11" x 5' 9" (3.34m x 1.76m) Comprising of a panel bath with shower riser over and glazed shower screen, low flush WC and a pedestal wash hand basin. Obscure glazed sash window to the rear aspect, radiator and varnished floorboards.

**FRONT GARDEN** Having mature hedging to the boundary, pathway to the front door with gravel beds to each side. Pathway to the side with gated access to the rear garden.

**REAR GARDEN** Lovely private walled garden having a paved patio area adjacent to the property, garden tap, formal lawn with mature fruit trees, brick built garden shed and WC, log store, raised vegetable beds and an original Edwardian greenhouse.

**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.







### Ground Floor



### First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

**01664 566258**

www.middletons.uk.com  
info@middletons.uk.com

**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.